

**AGENDA**  
**FLATHEAD COUNTY PLANNING BOARD**  
**September 9, 2015**

The Flathead County Planning Board will meet on **Wednesday, September 9, 2015** beginning at **6:00 P.M. in the 2<sup>nd</sup> Floor Conference Room of the Earl Bennett Building, 1035 First Avenue West, Kalispell, Montana.**

*Please turn off all cellular telephones.*

*\*\*Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair. Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.\*\**

**All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, [flathead.mt.gov/commissioner/](http://flathead.mt.gov/commissioner/) or contact the Commissioners office at 758-5503, for the scheduled date and time of a particular item.**

**The Agenda for the meeting will be:**

- A. Call to order and roll call**
- B. Pledge of Allegiance**
- C. Approval of the July 8, 2015 meeting minutes**
- D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)**
- E. Public Hearings: The Flathead County Planning Board will hold public hearings on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:**
  - a. FPP-15-03 Kalispell Industrial Center Unit #2 Subdivision Revisited:** A request from Eagle Pointe West Properties, LLC for Preliminary Plat approval of Kalispell Industrial Center Unit #2 Revisited, a 2-lot commercial/industrial major subdivision on 3.75 acres. Both lots would be served by an existing shared well and wastewater treatment system. Located approximately 4 miles south of Kalispell, the subject property is located at 150 Industrial Court.
  - b. FZTA-15-01 Flathead County Zoning Regulations Text Amendments:** A request by the Planning and Zoning Office for text amendments to the Flathead County Zoning Regulations. The primary text amendment would create five new use district classifications to the zoning regulations. Specifically, new zoning district classifications, named B-2A Secondary Business, BMRR Big Mountain Resort Residential, BMV Big Mountain Village, BSD Business Service District, and RR-1 Low Density Resort Residential would be incorporated into the zoning regulations as Sections 3.45, 3.46, 3.47, 3.48 and 3.49. No new physical zoning districts will be created as result of this text amendment.

The five new use district classifications will be cross referenced to other Sections of the Flathead County Zoning Regulations as part of this text amendment. These include the following text amendments to:

- Section 3.01.020 to add the five new use districts ;
- Section 3.03.020(10) to include RR-1 as a zoning or use district that prohibits gravel extraction and asphalt and concrete batch plant uses;
- Section 4.04 to include RR-1 for a caretaker's facility;
- Section 4.06 to include BSD for a commercial caretaker's facility;
- Section 4.08.040 to include RR for day care centers;
- Section 5.05.010 and 5.05.020 to include RR for greenbelt requirements;
- Section 5.11.040(3) to include BMRR, and RR-1 for signs;
- Section 5.11.040(4) to include B-2A, BMV, and BSD for signs;
- Section 6.13 to include BMV, BMRR, BSD, and RR for parking requirements special conditions.

*Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5501 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.*

- c. **FZD-15-01 Rural Whitefish Zoning District:** A Zoning request to establish the Rural Whitefish Zoning District, a request by the Planning and Zoning Office. The area is currently zoned under the Rural Whitefish Interim Zoning District and the proposal would establish B-2A (Secondary Business), BMRR (Big Mountain Resort Residential), BMV (Big Mountain Village), BSD (Business Service District), I-2 (Heavy Industrial), RR-1 (Low Density Resort Residential), R-1 (Suburban Residential), R-2 (One-Family Limited Residential), R-2.5 (Rural Residential), R-3 (One Family Residential), R-4 (Two-Family Residential), SAG-10 (Suburban Agricultural), and SAG-5 (Suburban Agricultural) zoning. The proposal would encompass approximately 12,740 acres and could be described as:

Section 1, Section 2 (excepting portions within the Big Mountain West Zoning District and Lot 18 Block 1 of the Sun Rise Ridge Subdivision Lot 44 of the Sun Rise Ridge Phase III Subdivision, The Big Mountain View Subdivision, Tract 1B and 1E and Chamonix Subdivision), Section 3 (excepting portions within the City of Whitefish and the Big Mountain West Zoning District), Section 4, 5, 9, 12, 13, 15, 22, 23, 24, 25, 27, 35 and 36 (excepting portions within the City of Whitefish), the North ½ of Section 8 and the North ½ of the Southeast ¼ of Section 8, Sections 10, 11 and 14 (excepting portions within the City of Whitefish and the East Whitefish Lake Zoning District), Section 26 (excepting portions within the City of Whitefish and the Lake Park Addition Zoning District), the Southwest ¼ of Section 34 (excepting the East ½ of the Southeast ¼ of the Southwest ¼), The East ½ of the Southeast ¼ Section 34 (excepting portions within the City of Whitefish) and the Northeast ¼ of Section 34 (excepting portions within the City of Whitefish and Tract 2C) of Township 31 North, Range 22 West, Sections 6, 19, 20, 29 and 30, the West ½ of the Southwest ¼ of Section 8 and the Southeast ¼ of the Southwest ¼ of Section 8 and Sections 7, 17, 18, 31 and 32 (excepting portions within the City of Whitefish) of Township 31 North, Range 21 West, Section 1 (excepting portions within the City of Whitefish), Section 2 (excepting portions within the City of Whitefish and the Blanchard Lake Zoning District), the North ½ of the Northeast ¼ of Section 3 (excepting portions within the Blanchard Lake Zoning District) and the North ½ of Section 12 (excepting portions within the City of Whitefish) of Township 30 North, Range 22 West, and the West ½ of the East ½ of Section 5 and the West ½ of Section 5 (excepting portions within the City of Whitefish), Section 6 and 7 (excepting portions within the City of Whitefish), Section 8 (excepting portions within the City of Whitefish and the Southeast Rural Whitefish Zoning District) and Sections 16, 17, 18 of Township 30 North, Range 21 West, P.M.M. in Flathead County, Montana.

- d. **FRTA-15-01 Risk Map FIRM Panel Revisions:** An amendment to Appendix A of the Flathead County Floodplain and Floodway Management Regulations to adopt the Flathead County, MT Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) panels that were recently revised by the Federal Emergency Management Agency (FEMA). Appendix A of the local Flathead County Floodplain and Floodway Management Regulations lists the effective FIS and FIRM panels and specifies the effective dates for each. There are 37 (of a total of 73) rural Flathead County FIRM panels affected by the amendment. The map panels proposed for adoption are: 30029C1065J, 1070J, 1090J, 1095J, 1115J, 1385J, 1390J, 1395J, 1405J, 1410J, 1415J, 1420J, 1430J, 1435J, 1440J, 1445J, 1800J, 1805J, 1810J, 1815J, 1820J, 1830J, 1835J, 1840J, 1845J, 1865J, 2275J, 2280J, 2285J, 2300J, 2305J, 2310J, 2315J, 2320J, 2330J, 2725J and 2750J. Per FEMA's Letter of Final Determination to the Flathead County Commissioners dated May 04, 2015 as a condition of continued participation in the National Flood Insurance Program (NFIP) Flathead County must adopt the revised FIS and FIRMs by November 04, 2015. The effective date of the revised FIS and the affected FIRM panels referenced herein will be November 04, 2015.

**F. Old Business**

**G. New Business**

**H. Adjournment**

**Note:** *The next meeting will be held October 14, 2015.*

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